

**STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG**

**PLANNING & ZONING COMMISSION  
JUNE 9, 2021  
5:30 P.M.**

On this the 9<sup>th</sup> day of JUNE 2021 the PLANNING AND ZONING COMMISSION convened in regular Session at the Rockbox Theater located at 109 N. Llano Street with the following members present to constitute a quorum:

**PRESENT:** JANICE MENKING  
JEFF LAWRENCE  
JIM JARREAU  
JILL TABOR  
DARYL WHITWORTH  
TIM DOOLEY

**ABSENT:** CHRIS KAISER  
STEVE THOMAS

**ALSO, PRESENT:** JASON LUTZ – Director of Development Services  
DANIEL JONES – City Attorney  
SHELBY COLLIER – Associate Planner

Janice Menking called the meeting to order at 5:30 P.M.

**MINUTES**

Jim Jarreau moved to approve the minutes of the May 2021 meeting and Jill Tabor seconded the motion. All voted in favor and the motion carried.

**ACTION ITEMS**

**REQUEST #Z-2108 REQUEST BY JOSH LEAMONS TO CONSIDER A ZONING CHANGE FROM OS, OPEN SPACE, TO R1, SINGLE FAMILY RESIDENTIAL AND A LAND USE CHANGE FROM PARKS OPEN SPACE TO LOW DENSITY RESIDENTIAL ON PROPERTY LOCATED AT 508 WEST TRAVIS STREET**

Tim Dooley made a motion to open the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Josh Leamons, Surveyor for the project spoke regarding the need to bring the property under a property R1, Single Family Residential Zoning.

Carroll Waitalla spoke regarding her concerns about drainage in the area. She wanted to let Staff know that there is a drainage issue and didn't want additional development creating more problems.

Tim Dooley made a motion to close the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Jason Lutz, Director of Development Services stated The applicant is requesting a zoning change for the property at 508 W. Travis street in order to construct a single-family home. The property consists of multiple lots with an existing single-family home fronting W. Travis and a vacant lot fronting on Sunset.

**Recommendation:**

Staff recommends approving the future land use and zoning change requests as presented. The change in zoning

would not have a negative effect on surrounding properties and allow the owner the opportunity to build a new single-family home. Additionally, no portion of the existing or proposed structures are located in the floodway.

Jim Jarreau made a motion to recommend Approval of Application Z-2108 Per Staff recommendation. Seconded by Jill Tabor. All voted in favor and the motion carried.

**REQUEST #Z-2109 REQUEST BY TINA MERZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT A FIRST FLOOR BED AND BREAKFAST UNIT IN THE HISTORIC SHOPPING OVERLAY DISTRICT ON PROPERTY LOCATED AT 112 E. AUSTIN ST.**

Tim Dooley made a motion to open the Public Hearing. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

John Klein with SKT Architects, presented the application. He stated it was his clients desire to build a new residential dwelling on property located at 112 E. Austin. He said there is a possibility that this property may be rented as a Short Term Rental.

Jim Jarreau made a motion to close the Public Hearing. Seconded by Tim Dooley. All voted in favor and the motion carried.

Jason Lutz, Director of Development stated that the applicant is requesting a conditional use permit for the property at 112 E. Austin St. in order to construct a first-floor bed and breakfast unit.

**Recommendation:**

Since the rear portion of the property is not ideal for commercial enterprises and the proposed use is compatible with other land uses in the area, staff recommends approval of the proposed CUP and associated site plan.

Jim Jarreau made a motion to recommend Approval of Application Z-2109 per Staff Recommendation. Jill Tabor Seconded the motion. All voted in favor and the motion carried.

**CONSIDER #SP-2106 BY JOHN PURR WITH ROOT ARCHITECTURE FOR SITE PLAN APPROVAL OF A MULTI-FAMILY PROJECT LOCATED AT 619 WEST LIVE OAK ST.**

John Purr with Root Architecture presented the application. He stated it was his clients desire to construct a multi-family project on property located at 619 W. Live Oak.

Jason Lutz, Director of Development, stated Staff recommends denial as we are awaiting further documentation to finalize our review.

Jim Jarreau made a motion to Deny Application SP-2106. Tim Dooley Seconded the motion. All voted in favor and the motion carried.

**CONSIDER #SP-2107 BY ANDY BRAY WITH MUSTARD DESIGN FOR SITE PLAN APPROVAL OF A MEDICAL OFFICE LOCATED AT 811 SOUTH MILAM ST.**

Candace Ng with Mustard Design presented the application. She stated it was the applicants desire to build a medical office on property located at 811 S. Milam.

Jason Lutz, Director of Development, stated Staff recommends approval.

Tim Dooley made a motion to Approve Application SP-2107. Jeff Lawrence Seconded the motion. All voted in favor and the motion carried.

**CONSIDER #SP-2108 BY KIM ERWIN WITH CHATEAU A VIN CHAMBRE, LLC FOR SITE PLAN APPROVAL OF A SHORT TERM RENTAL COMPLEX AT 614 SOUTH WASHINGTON ST.**

John Klein with SKT Architects presented the application. He stated it is the applicants desire to develop a Short Term Rental Complex at 614 S. Washington. This project was previously approved in 2017 for a different owner.

Jason Lutz, Director of Development stated Staff recommends approval as presented.

Jim Jarreau made a motion to Approve Application P-2108. Jill Tabor Seconded the motion. All voted in favor and the motion carried.

**ADJOURN**

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 6:19 p.m.

**PASSED AND APPROVED this 7<sup>th</sup> day of July 2021.**

  
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SHELBY COLLIER, Associate Planner

  
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JANICE MENKING, Chairman